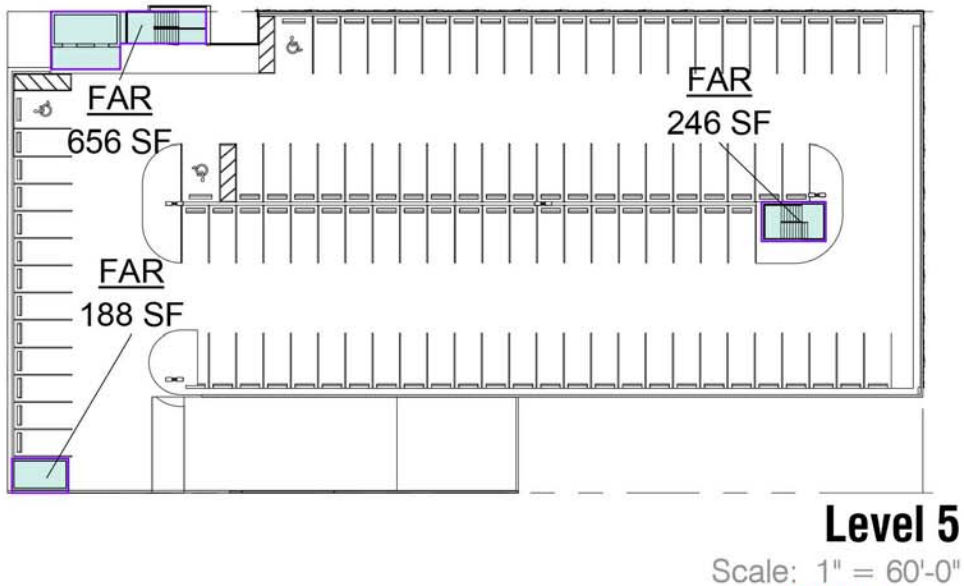
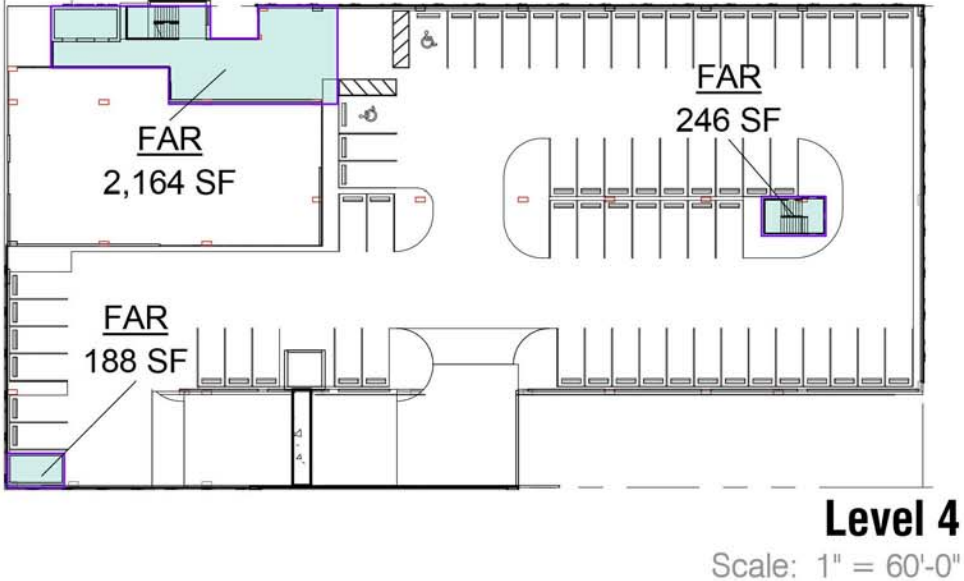
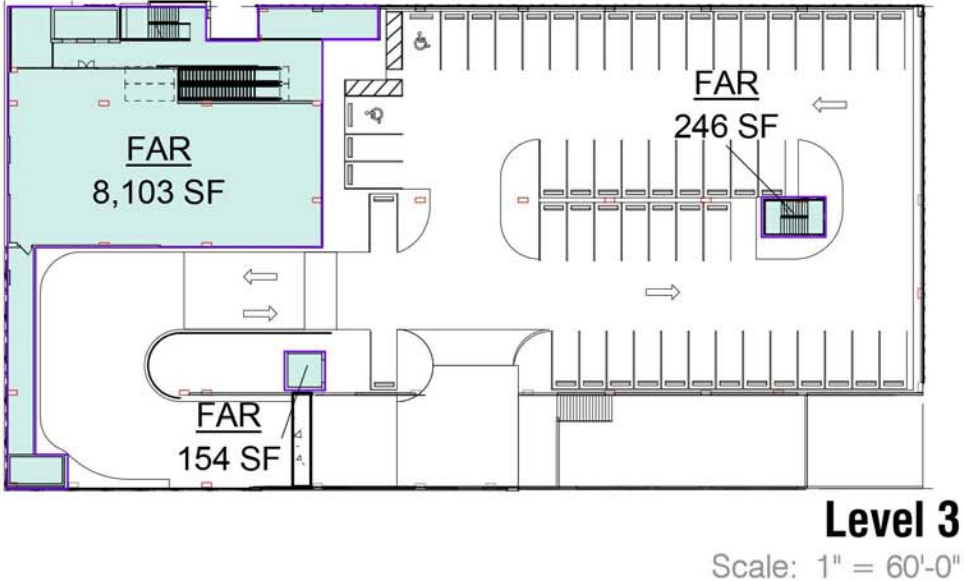
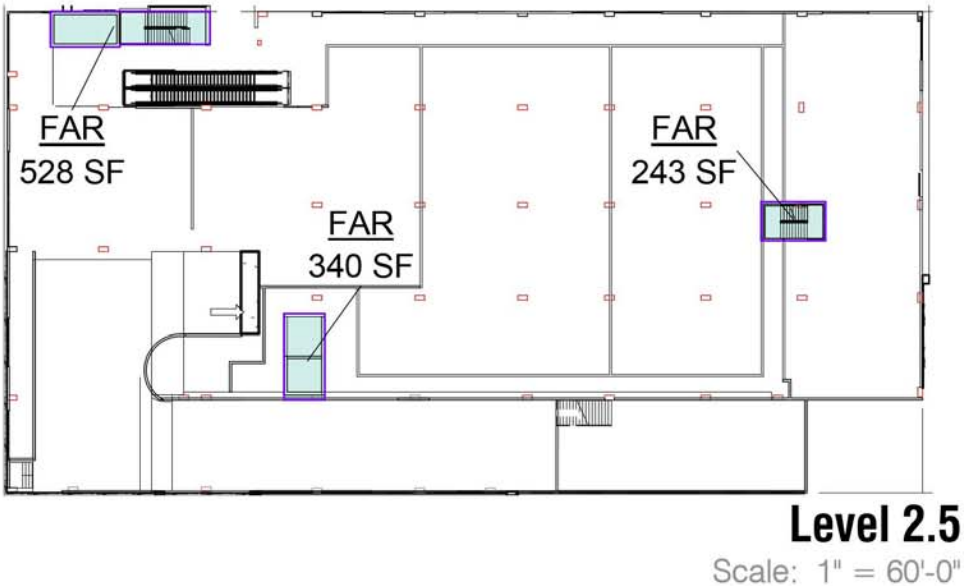
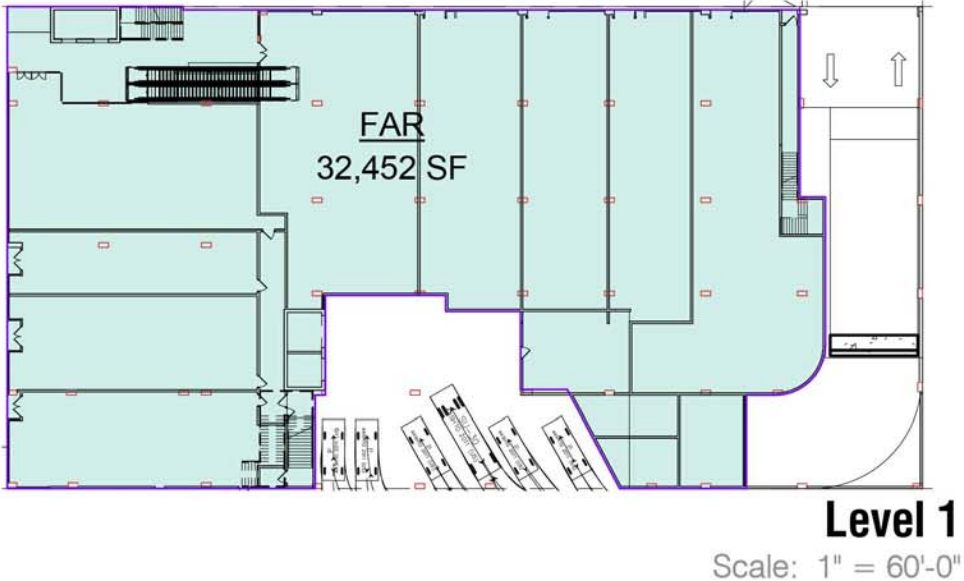
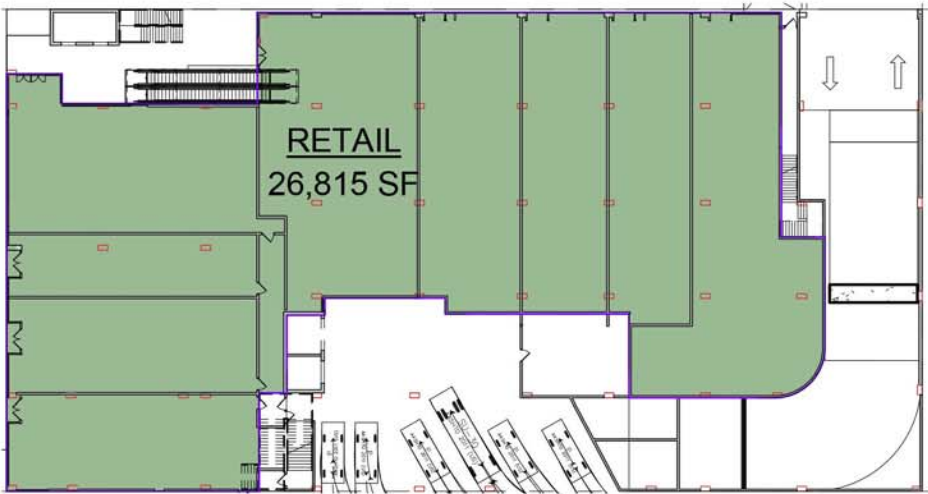


Area Schedule (FAR)	
Level	Area
Level 1	32,452 SF
	32,452 SF
Level 2	37,193 SF
	37,193 SF
Level 2.5	528 SF
Level 2.5	340 SF
Level 2.5	243 SF
	1,110 SF
Level 3	8,103 SF
Level 3	154 SF
Level 3	246 SF
	8,503 SF
Level 4	2,164 SF
Level 4	188 SF
Level 4	246 SF
	2,599 SF
Level 5	656 SF
Level 5	188 SF
Level 5	246 SF
	1,090 SF
	82,947 SF

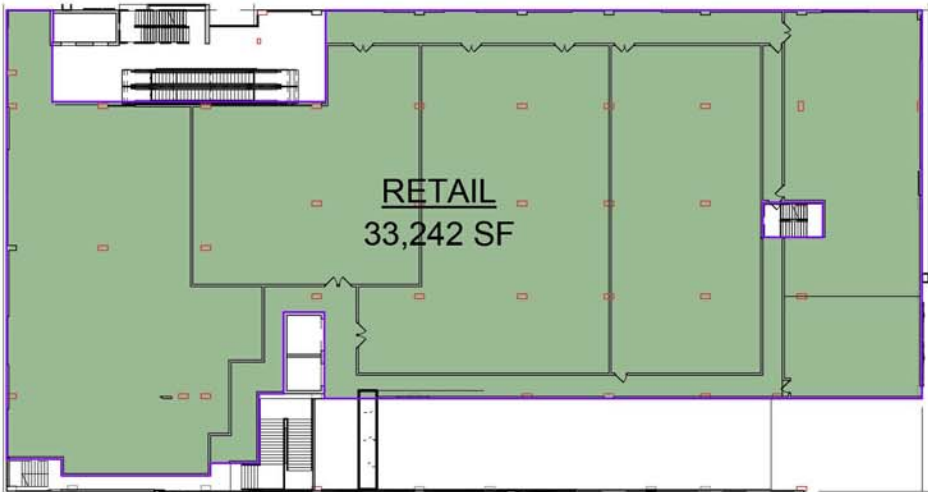


Area Schedule (Retail)	
Level	Area
Level 1	26,815 SF
Level 2	33,242 SF
Level 3	5,066 SF
Level 3	399 SF
	65,522 SF



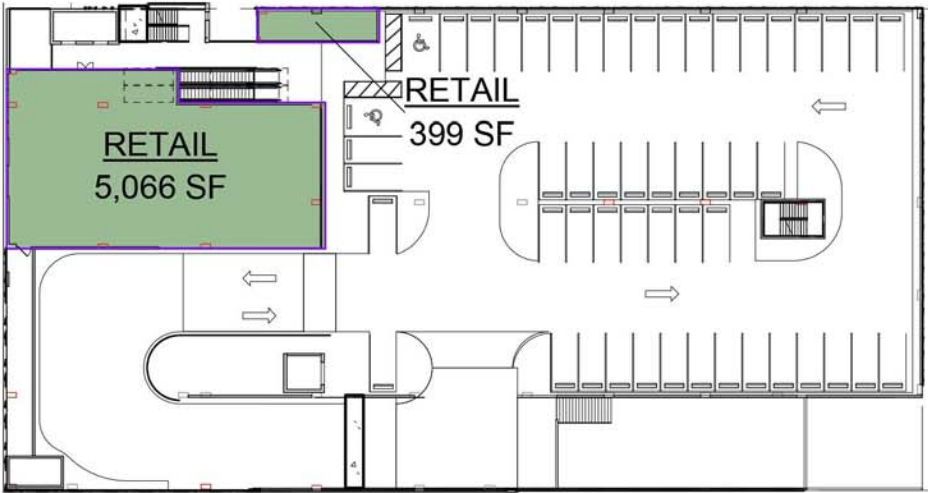
Level 1

Scale: 1" = 60'-0"



Level 2

Scale: 1" = 60'-0"



Level 3

Scale: 1" = 60'-0"

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View 1



View 2



View 3



View 4



View 5



View 6

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1045 5th Street Miami Beach, Florida

Context (2)

August 3, 2017

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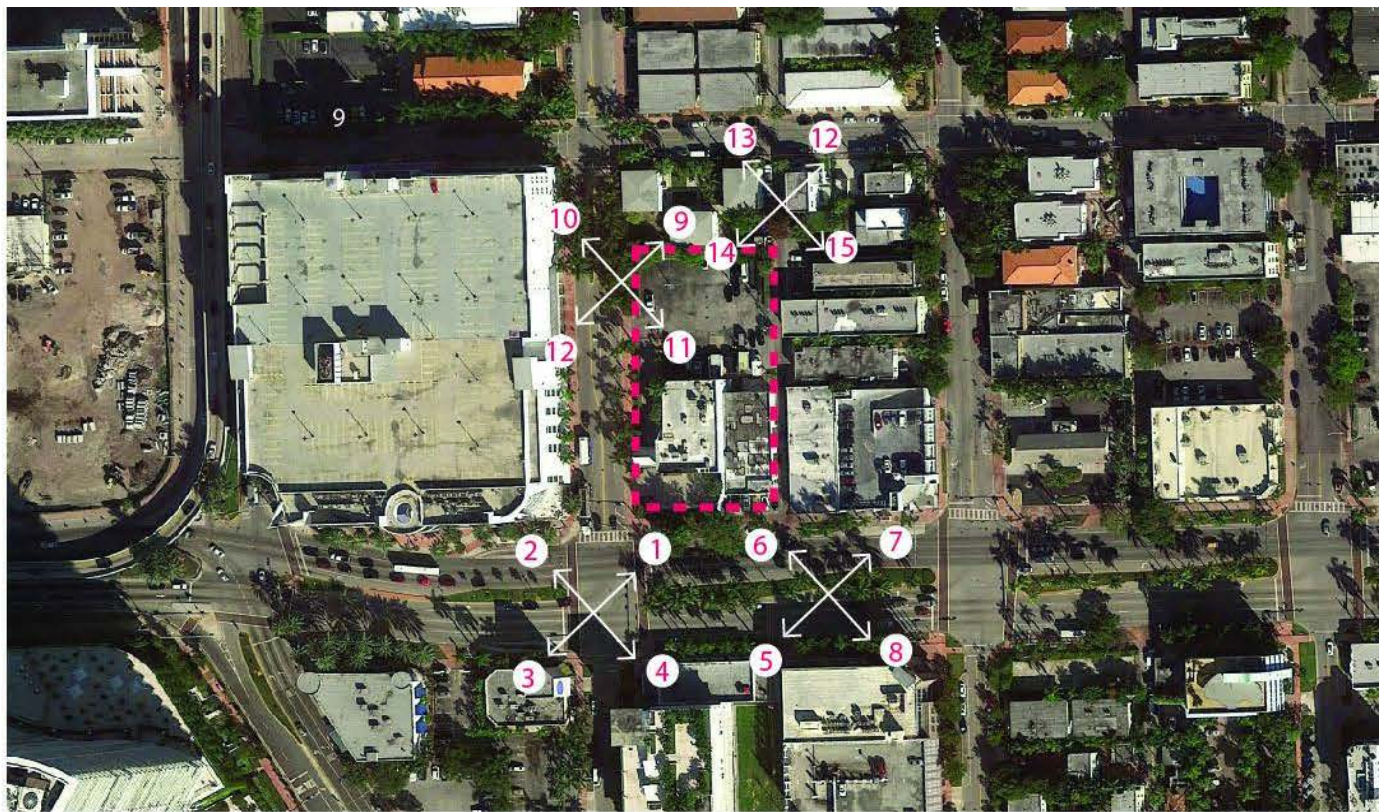
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View 7



View 8



View 9

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Context (3)

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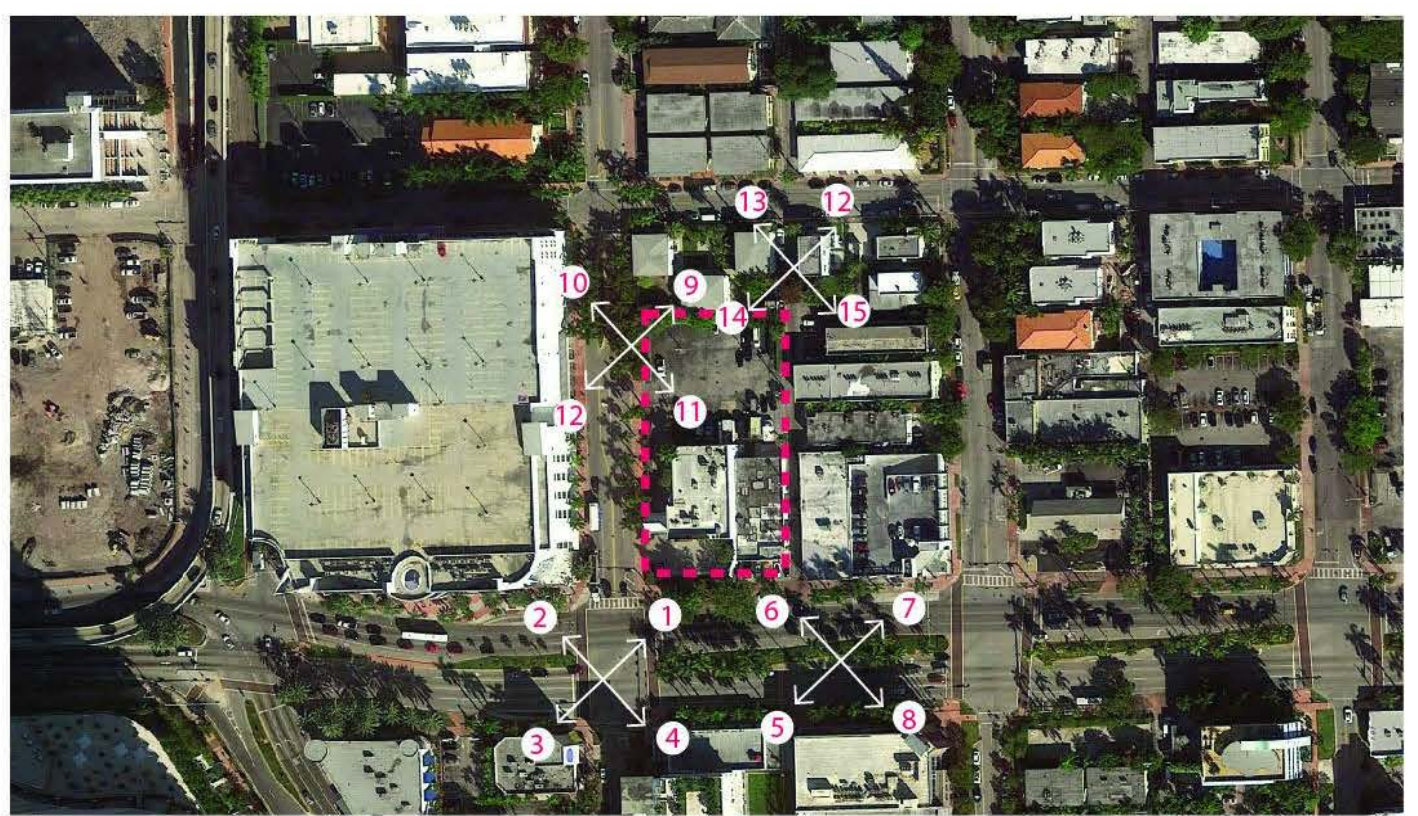
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View 10



View 11



View 12

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Context (4)

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PB-13



View 13 from the Alley looking South



View 14 from the Alley looking South



View 15 from the Alley looking East

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1045 5th Street Miami Beach, Florida

Context (5)

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Alley Images - North Side



Alley Images - Middle



Alley Images - Middle



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1045 5th Street Miami Beach, Florida

Context (6)

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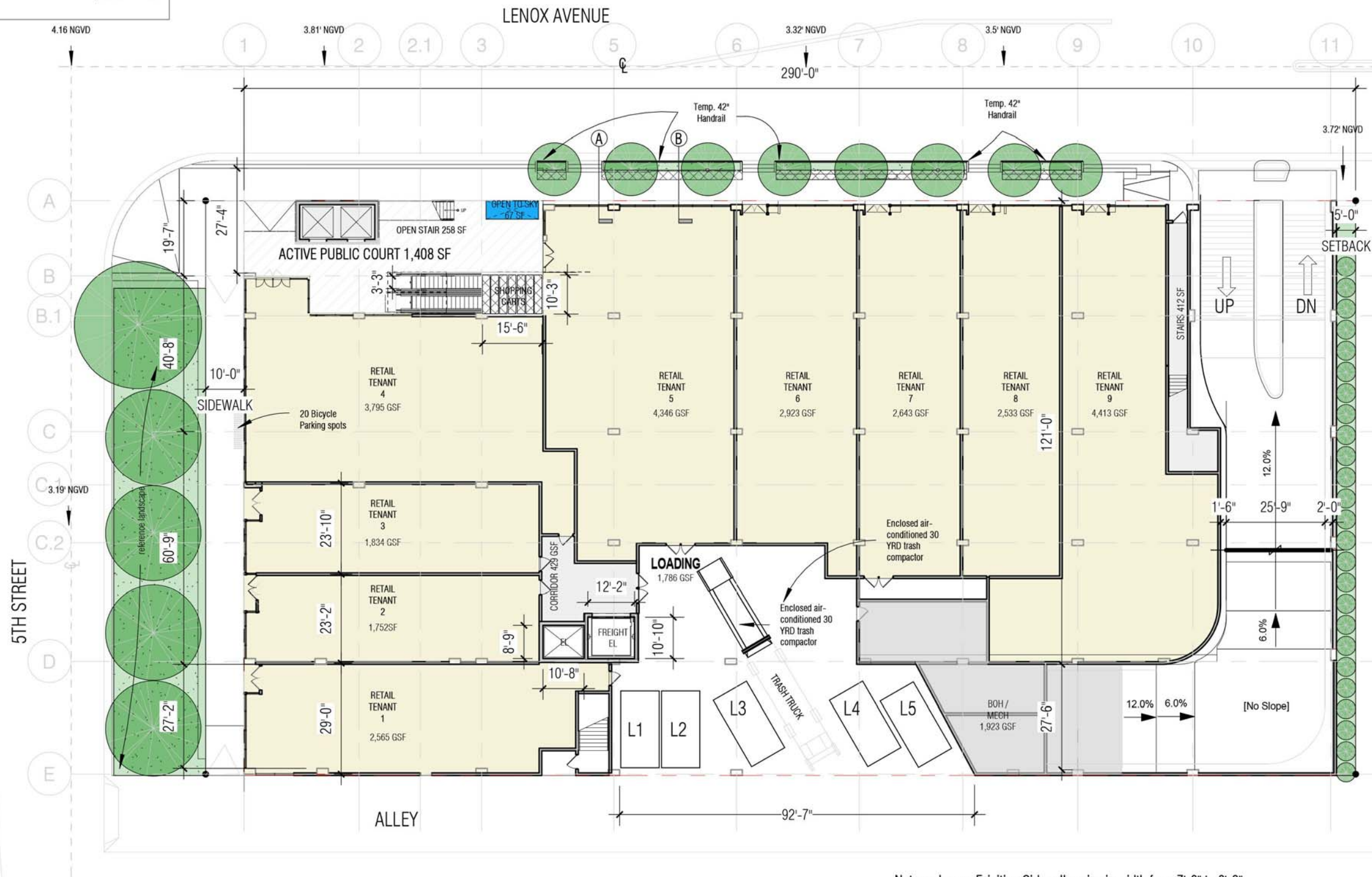
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OPEN AIR	1,408	SF
OPEN TO SKY	67	SF
TOTAL	1,475	SF



Note on Lenox: Existing Sidewalk varies in width from 7'-6" to 8'-0".
Temporary 42" handrails will be installed until the raising of the road.
Once the roads are raised handrails will be removed, and sidewalk will be a
min. of 8'-0"+ along retail on Lenox except at palm trees (7'-6").
Reference Street Section A

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1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

Previously Approved 1st
Floor Plan

1" = 30'-0"

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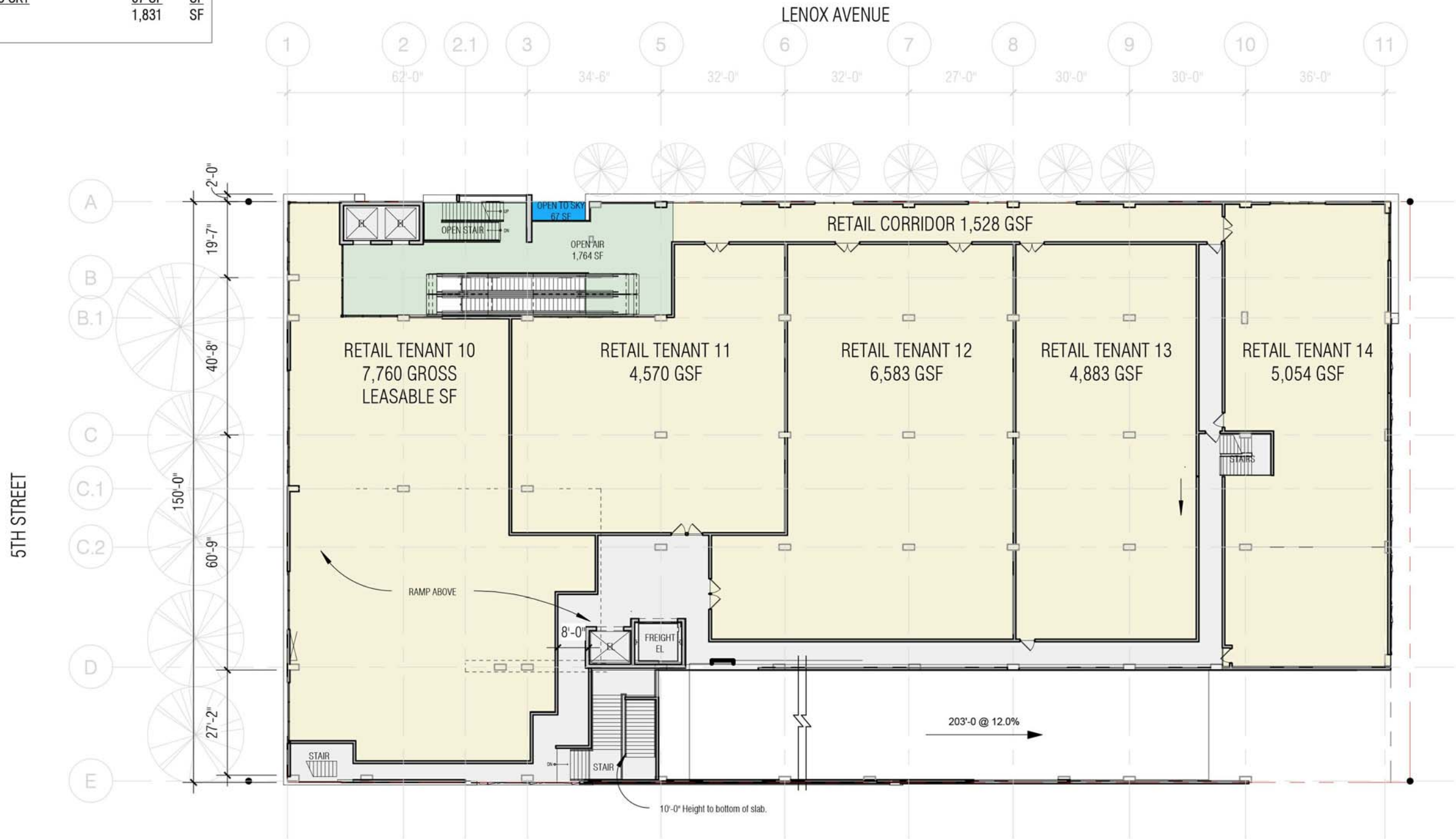
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OPEN AIR	1,764	SF
OPEN TO SKY	67	SF
TOTAL	1,831	SF



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1045 5th Street Miami Beach, Florida

Previously approved

Previously Approved 2nd
Floor Plan

1" = 30'-0"

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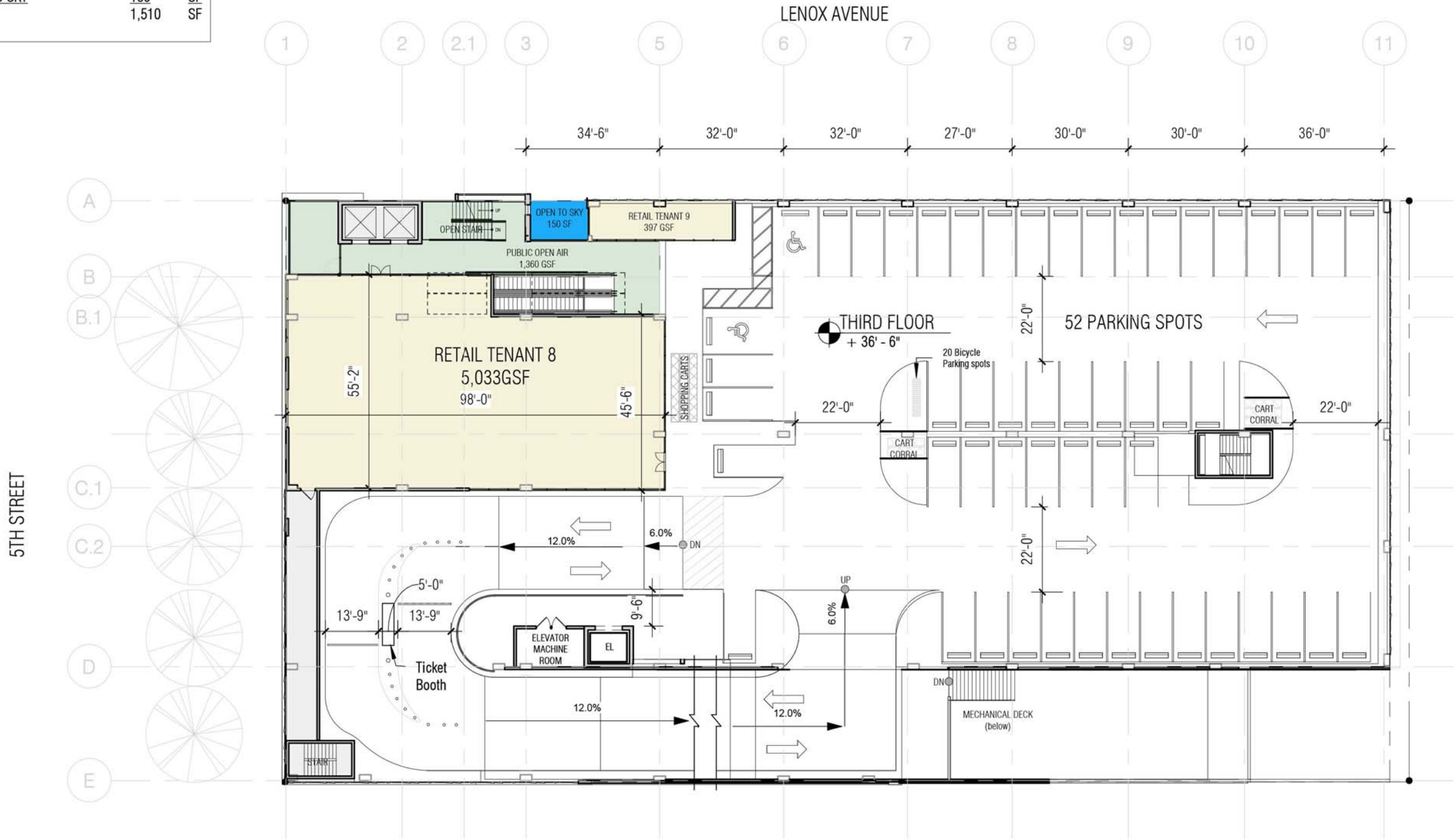
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OPEN AIR	1,360	SF
OPEN TO SKY	150	SF
TOTAL	1,510	SF



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1045 5th Street Miami Beach, Florida

Previously approved

Previously Approved 3rd
Floor Plan

1" = 30'-0"

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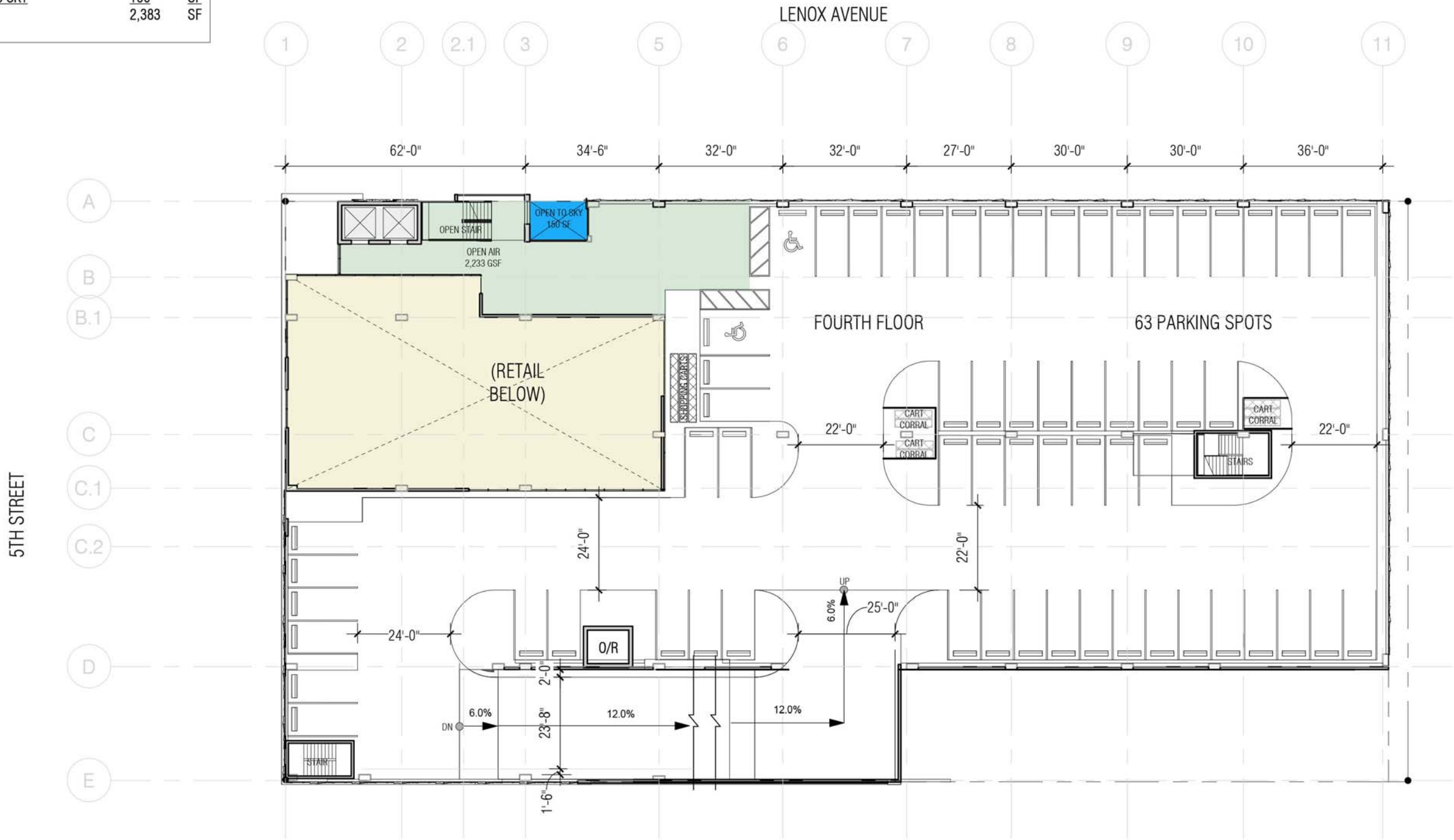
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OPEN AIR	2,233	SF
OPEN TO SKY	150	SF
TOTAL	2,383	SF



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1045 5th Street Miami Beach, Florida

Previously approved

Previously Approved 4th
Floor Plan

1" = 30'-0"

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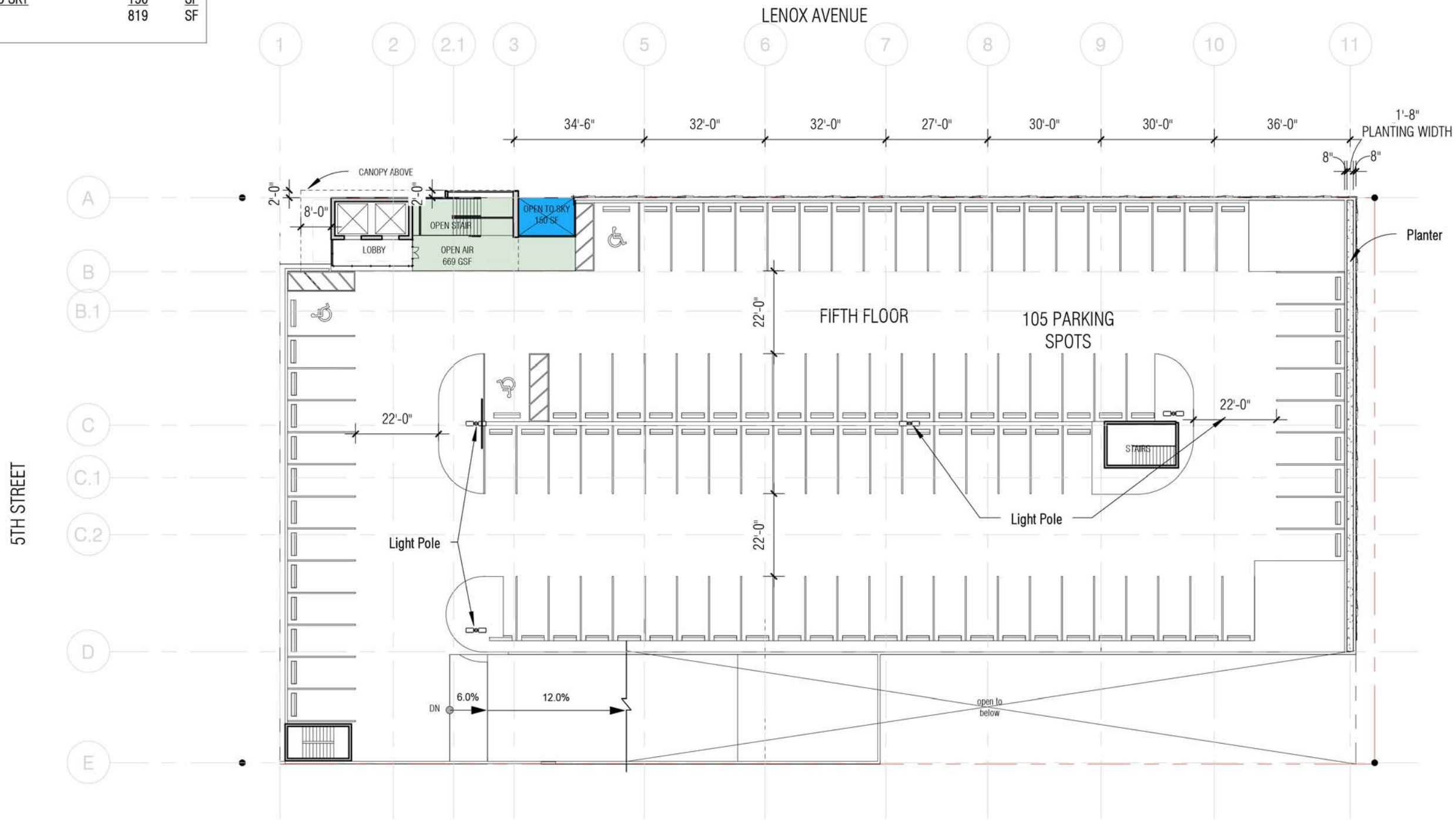
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OPEN AIR	669	SF
OPEN TO SKY	150	SF
TOTAL	819	SF



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1045 5th Street Miami Beach, Florida

Previously approved

Previously Approved 5th
Floor Plan

1" = 30'-0"

August 3, 2017

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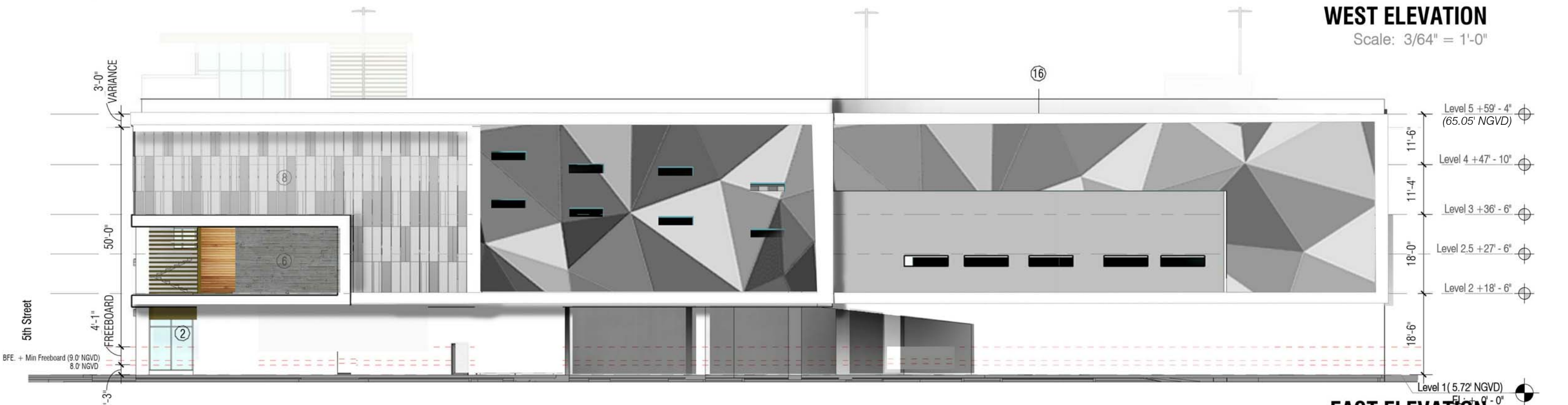
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- | | | | |
|--------------------------------------|----------------------------|----------------------|---|
| 1. White painted stucco | 5. Metal handrail | 9. Composite Wood | 13. Composite Wood Louvers |
| 2. Glass | 6. Dark Grey Concrete | 10. Glass Door | 14. Cast in place Concrete |
| 3. White powder coated AluminumFrame | 7. Glass Door with Transom | 11. off white stucco | 15. Ground paint |
| 4. Metal handrail | 8. Garage Screen | 12. Escalator | 16. Geometric pattern (paint and scored stucco) |



WEST ELEVATION
Scale: 3/64" = 1'-0"



EAST ELEVATION
Scale: 3/64" = 1'-0"

13. Composite Wood Louvers
14. Cast in place Concrete
15. Ground paint
16. Geometric pattern (paint and scored stucco)



August 3, 2017

PB-27



South Elevation



West Elevation

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1045 5th Street Miami Beach, Florida

Context Elevations

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1557LENO The BLVD at Lenox	1045 5th Street Miami Beach, Florida	View looking West on 5th St	August 3, 2017
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1045 5th Street Miami Beach, Florida

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5th Street View

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1045 5th Street Miami Beach, Florida

Lenox View 01

August 3, 2017

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1557LENO The BLVD at Lenox	1045 5th Street Miami Beach, Florida	NE View	August 3, 2017
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1557LENO The BLVD at Lenox

1045 5th Street Miami Beach, Florida

NE View

August 3, 2017

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1557LENO The BLVD at Lenox	1045 5th Street Miami Beach, Florida	View of 5th Street		August 3, 2017
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1045 5th Street Miami Beach, Florida

Lenox View 2

August 3, 2017

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